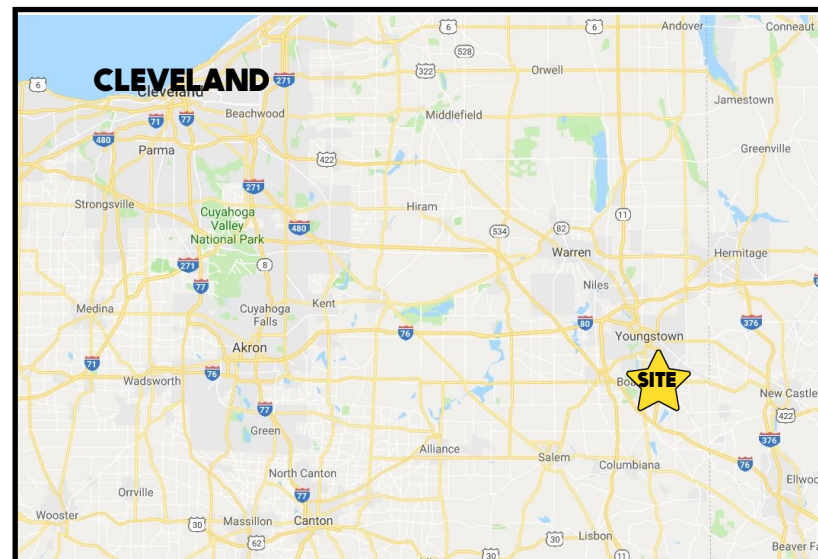


LOCATION

1247 Boardman Poland Rd, Boardman, OH 44512



TRAFFIC

Boardman Poland Rd = 32,589 VPD

HIGHLIGHTS

- Investment Property - Long term ground lease to Swensons Drive-in "Home of the Galley Boy"
- Built in 2022
- High traffic counts, located on Boardman Poland Rd / Tiffany South by I-680 on/off ramp

CONTACT

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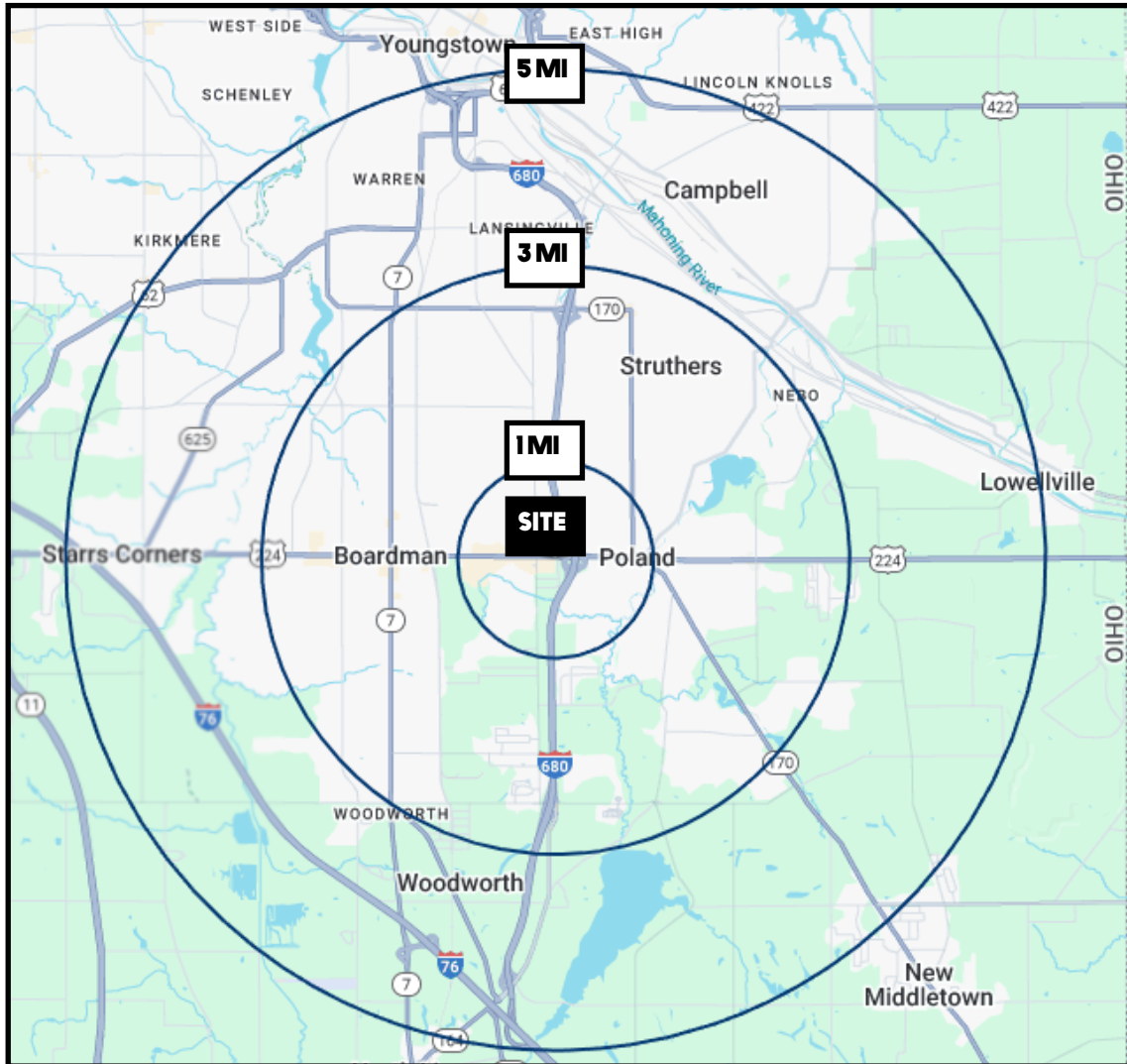
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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,525	58,228	107,122
HOUSEHOLDS	2,005	25,490	46,570
MEDIAN AGE	48	44	44
AVERAGE HH INCOME	\$93,292	\$75,102	\$68,812

SITE INFORMATION	
LOCATION	Boardman Township Mahoning County
PARCEL	30-054-0-014.00-0
PROPERTY TYPE	Ground Lease
YEAR BUILT	2022
SIZE	1,610 SF on .9 acres
PRICE	\$2,300,000

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